



2 Henman Close, Kempston, Bedford MK42 7FH

WALDENS ESTATE AGENTS





Henman Close  
Kempston  
Bedford  
MK42 7FH

£285,000

Well presented 2 Double bedroom property situated in this popular location close to all amenities. Property comprises of entrance hall with cloakroom/utility room, kitchen/Breakfast room, Living room, 2 bedrooms both with built in storage, bathroom, enclosed rear garden, 2 parking spaces.

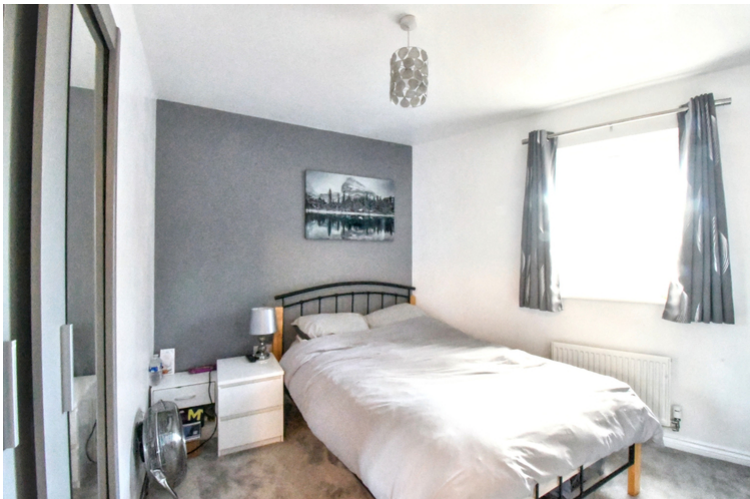
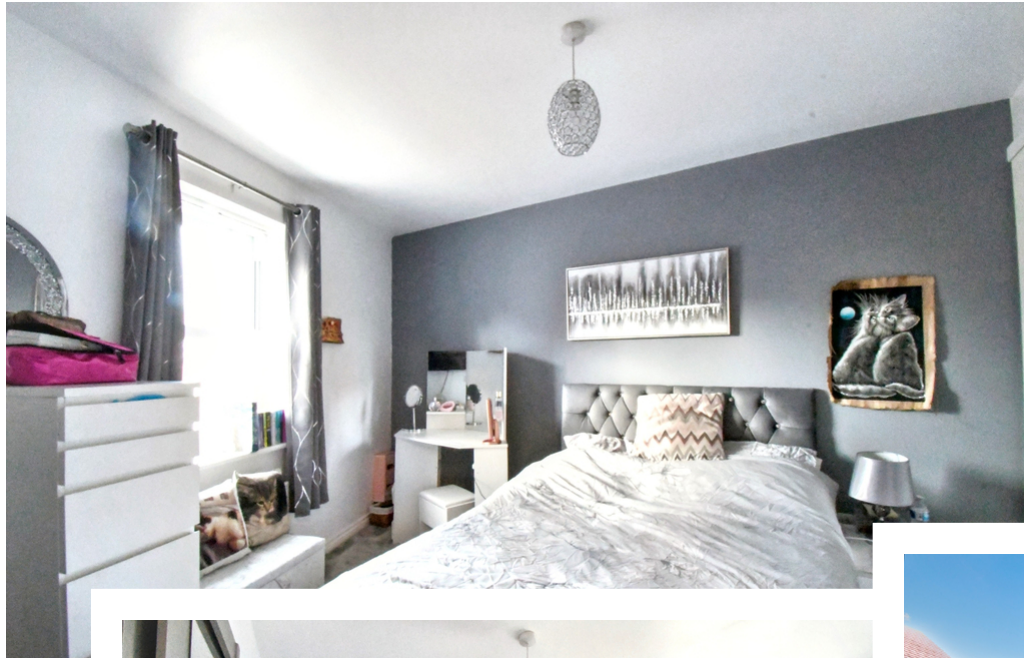
- Well presented 2 Double bedroom property
- Entrance hall
- Cloakroom/utility room
- Kitchen/ Breakfast Room
- Living room
- Two double bedrooms
- Bathroom
- Low maintenance rear garden
- Two allocated parking spaces

- Council Tax Band C
- Energy Efficiency Rating C





## Close to local amenities and road routes



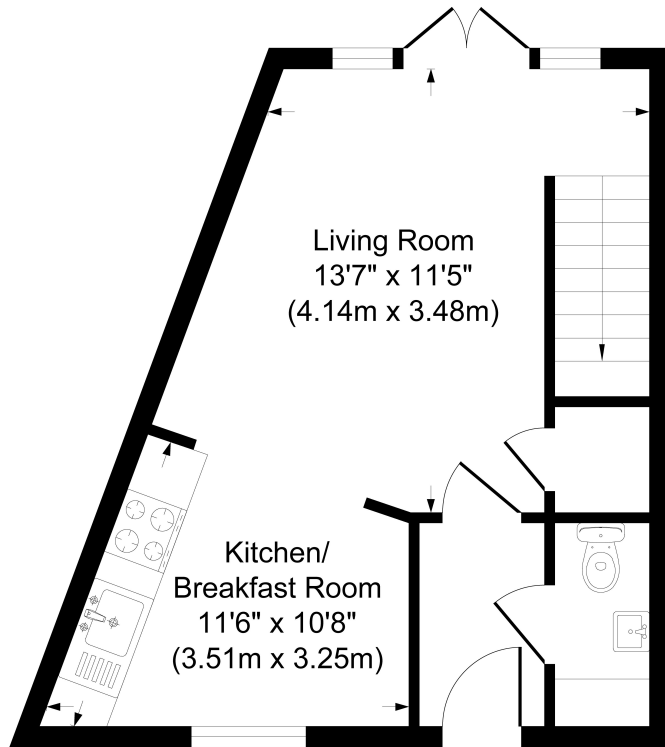
Upon entering the property, you are welcomed into the entrance hall with access to the cloakroom/utility room. The cloakroom is fitted with a W.C., wash hand basin, and plumbing for a washing machine, along with a wall-mounted boiler. The kitchen/breakfast room is well-equipped with a range of fitted units, a built-in oven and hob, space for a fridge/freezer, and room for a dining table and chairs — ideal for casual dining. The living room offers a comfortable and spacious setting, featuring French doors that open onto the rear garden and stairs rising to the first floor. Upstairs, there are two double bedrooms, both benefiting from built-in storage. The family bathroom comprises a three-piece suite including a fitted shower with shower screen. Outside, the front garden is low maintenance, laid to stone and enclosed by brick walling. The rear garden features artificial lawn and a paved area, fully enclosed by wooden fencing with gated access leading to two allocated parking spaces.

Management charge may be applicable

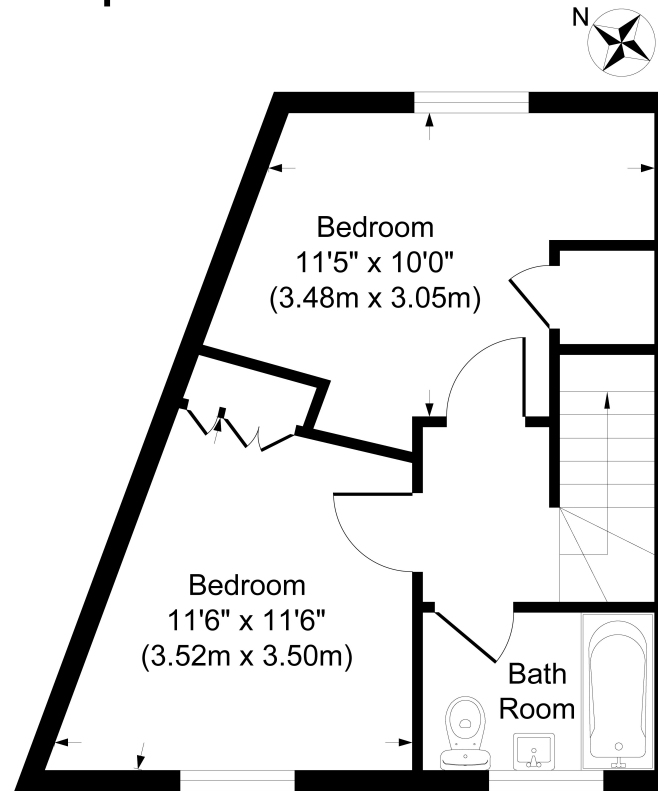
It is recommended that any interested purchasers should satisfy themselves as to the accuracy of all internal measurements and that all heating, hot water, plumbing, sanitary and electrical installations which have not been tested by us are in efficient working order and ensure services are connected. All telephone installations are subject to individual telephone company regulations.



## Approximate Gross Internal Area 609 sq ft - 57 sq m



Ground Floor



First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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The information contained in the property details are designed to help you decide whether you would like to view the property and to avoid wasting your time in viewing unsuitable properties. We endeavour to ensure accurate information is detailed, but we are largely guided by information supplied to us by the seller. We are unable to check all aspects of the property as this would be prohibitive. Some of the photographs are taken using a wide- angled lens. Where a floor plan has been provided, this is for guidance purposes only.

